BILL GARRETT, Davidson County
Trans:T20150071991 DEEDWARR
Recvd: 08/25/15 12:29 2 pgs
Fees:13.00 Taxes:684.50

20150825-0085864

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this 21st day of August, 2015.

Notary Public

My commission expires:

GREG FAIRCLOTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires NOV. 6, 2017

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kay L. Ayers	CMC Funding, Inc. ~~New Owner~~	**Map/Parcel: 147-15-0-185.00**
506 Highcrest Drive	804 Green Valley Rd Ste 106	
Nashville, TN 37211	Greensboro, NC 27408	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, I/WE,

Susan Pohlmann, unmarried

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kay L. Ayers, a single woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I: Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Whispering Hills Subdivision, Section IV, as of record in Book 2900, Page 22, Register's Office for said County.

Said Lot No, 16 fronts 149.7 feet on the easterly margin of Highcrest Drive, running back between tine measuring 121.0 feet on the northerly side and 119.9 feet on the southerly side to a broken line in the rear, on which it measures 180.8 feet.

Tract 2: Beginning at a point located in the boundary line between Claude Roy Jackson and William R. Johnson which is 45 feet north of the northwest corner of Lot No. 17, which is recorded in Book 2900, Page 22, Register's Office for Davidson County; thence continuing in a northerly direction on the same bearing of the east tine of the Grantees property fore mentioned, to where it intersects with the southern line of Whispering Hills Subdivision, Section I, as recorded in Book 2331, Pages 83 and 84, Register's Office for Davidson County, Tennessee, thence in a southwesterly direction along the same line heretofore mentioned to the northeast corner of Lot No. 16, as recorded in Book 2900, Page 22, Register's Office for said County; thence along the boundary line of Lot No. 16 and the William R. Johnson property 123.0 feet; thence in a easterly direction along the boundary line of Lot No. 16 and the William R. Johnson property, 12 feet 8 inches to the point of beginning.

Being the same property conveyed to Frances C. Sinor, by Warranty Deed, from Claude Roy Jackson and wife, Anne E. Jackson, dated February 18, 1971, of record in Book 4480, Page 789, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Herbert W. Page and wife, Frances S. Page, by Quitclaim Deed, from Frances C. Sinor, dated July 26, 1979, of record in Book 5472, Page 423, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Susan Pohlmann, by Executor's Quitclaim Deed, from Cathy Brooks and Louis Sinor, Executors of the Estate of Frances S. Page, deceased, dated January 26, 2004, of record in Instrument No. 20040128-0010841, Register's Office for Davidson County, Tennessee. Instrument of Correction of record in Instrument No. 20080716-0072948 and Instrument No. 20080716-0072949.

Scrivener's Affidavit of record in Instrument No. 20090820-0078299, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 2900, Page 22, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 2930, Page 75, Register's Office for Davidson County, Tennessee.
Overflow System Reservation of record in Book 3764, Page 185, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
And this conveyance is subject to all other easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 506 Highcrest Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered except as otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 21st day of August, 2015.

Susan Pohlmann

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Susan Pohlmann, the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed this instrument for the purposes therein contained.

Witness my hand, at office, this 21st day of August, 2015.

Notary Public

My Commission Expires: 1-24-17

A. SCOTT HUBBARD
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

File #: **150391SH**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027